

CALL TO ORDER: Supervisor Julian called the regular meeting of the Kasson Township Board to order at 7:00 pm, with the Pledge of Allegiance.

ROLL CALL: Members Present: Greg Julian – Supervisor, Dana Boomer - Clerk, Tad Carter – Trustee, Roger Noonan – Trustee, Julia Carter – Treasurer
Member(s) Absent: None
Staff Present: Tim Cypher, Sheree Nelson

AMENDMENTS TO AGENDA – The board briefly discussed the agenda. After additional discussion with the MTA, Mr. Grier has amended his counsel to state that a medical condition is not an allowable reason to participate in a meeting remotely, as was done on his advice by Julia Carter at the last meeting. He has recommended that an agenda item be added and all motions made in July be re-made with all board members present tonight. This was added under new business. **Boomer moved to approve the agenda as amended. Noonan seconded. All in favor, motion carried.**

PUBLIC COMMENT: Gerald Roush – Concerning the Brownfield Plan Approval, he is against the township approving the Brownfield Approval Plan. This costs the township in lost tax revenue. He is interested to know if the agencies affected have had a chance to comment on the lost revenues over the next 30 years.

Jerry Gretzinger – He supports the Brownfield proposal. There is a lot of talk about affordable housing, and this is the township's opportunity to support affordable housing, without it costing the township directly out of pocket. While there is lost tax revenue, there are no actual payments, and this is a unique opportunity that the township should take advantage of.

Yarrow Brown – She is the executive director of Housing North, and submitted a letter in support of the Brownfield Plan. This is an important opportunity for the township and region.

Tom Lufkin – He is in favor of the Brownfield proposal. This is a great opportunity for the township to do something great for the underserved in the township. While this does have ramifications, this is an opportunity to do good in the community.

David Noonan – He is against the Brownfield proposal. There are a lot of people who are already being taken care of, and he is tired of taking care of people who can take care of themselves.

John O'Neil – He is a Cedar resident, who previously lived in Kasson Township. He has participated with Habitat for Humanity for several decades, including being the Executive Director of the Grand Traverse Habitat for Humanity. He spoke regarding the difficulties surrounding housing that have been faced within the region for years, and stated that not everyone is blessed with good opportunities for housing. Many people who have housing in the township have family connections in the area, and not everyone has those connections. There is a gap in housing, and the township has an opportunity to help people gain housing in the area. These six houses will benefit the community, and help businesses find workers. When everyone pitches in, good things can be done.

MINUTES – The board discussed the minutes from the regular meeting on July 12, 2022. Julian asked to add additional language regarding the remote meeting participation to Mr. Robbins comment under the first public comment. **Noonan moved, T. Carter seconded to approve the July 12, 2022 regular meeting minutes as corrected. All in favor, motion carried.**

PERTINENT COMMUNICATIONS: The board received a letter of support regarding the Brownfield Development plan from Yarrow Brown. A letter of support regarding a 50/50 split of Brownfield Funds was received from Mike Lanham. Phone calls in opposition to the Brownfield Plan were received by Boomer & Noonan from Tom Shimek.

PRESENTATION: None

FINANCIAL REPORTS:

- a) **TREASURER'S REPORT:** J. Carter had previously submitted the treasurer's report to the board. Receipts total \$234,533.66. Disbursements \$82,868.26. Balance \$823,803.64.
- b) **BUDGET REPORT:** Boomer presented the budget report through July. The board briefly discussed.
- c) **BILL APPROVAL** – Boomer presented the updated check detail. The board briefly discussed. **T. Carter moved to pay the bills as presented; seconded by Noonan. All in favor, motion carried.**

UNFINISHED BUSINESS:

- a. **Cemeteries** – Projects regarding the cemeteries are ongoing; no substantial progress has been made. The board and Cypher briefly discussed whether a Soil & Erosion permit would be needed for the stump removal at the Kasson Cemetery; Cypher will follow up to determine the answer to this.
- b. **Mining/Gravel Legislation** –The legislature is now on summer recess and will not be back in session until after Labor Day.
- c. **Sidewalk Ordinance** – No discussion - tabled
- d. **Brownfield Plan Approval (Habitat for Humanity)** – The board continued the discussion from the last two months on the Brownfield Plan approval. Habitat for Humanity and staff from the County provided updated documents showing numbers for a split of 80% of the tax increment funds to be diverted to Habitat for Humanity and the Land Bank, and 20% of the funds to be retained for various township and county agencies. Wendy Irvin and Jeff Hawkins spoke regarding the revised proposal in front of the board. This proposal is substantially similar to previous proposals, with the amendment that 80% of the funds would go to Habitat/Land Bank and 20% would remain with the taxing jurisdictions. The board and staff discussed the proposal. Boomer stated that the Glen Lake Library board passed a motion in support of the Brownfield Plan.

Noonan stated that there is no way of knowing whether the people in these houses will be part of the area workforce. The existing residents have paid their taxes to hold onto their land, and they haven't gotten tax breaks. These buildings are already being built, so the funding is going to come from somewhere. T. Carter stated that everyone he spoke with was not in favor of this plan. Noonan stated that at least 2/3 of the people he spoke with were not in favor of the plan. Julian stated that he had also received negative feedback. **T. Carter moved to deny the funding of the Brownfield Authority plan as presented. Noonan seconded.** The board discussed further. Boomer asked Noonan if the people he spoke with might be more in favor of the plan if it was a

50/50 split. He said that yes, it is likely that there would be more support for a 50/50 split. **All in favor: Noonan, T. Carter, J. Carter, Julian. In opposition: Boomer. Motion passed, funding denied.**

Mr. O'Neil asked if the board would consider a 50/50 split. Julian stated that if Habitat for Humanity or the Land Bank has more information they would like to share with the board, they are welcome to do so.

- e. **Cedar Area Fire & Rescue Strategic Plan Approval** – The plan was approved last month by Kasson, Centerville and Cleveland Townships. Solon has not yet finalized their discussion of the plan. No action was taken.
- f. **Township Master Plan** – The board began the review of the Township Master Plan. Boomer asked if there were better maps available, as the maps in the version sent to the Board were unreadable in both electronic and print format. Cypher stated that he has seen better maps, they just may not have been integrated into the final document yet. Boomer stated that she had numerous concerns regarding “shall” language in the Plan, especially in the Actions sections. “Shall” language holds the township to taking actions, and the township can be legally liable if they do not take those actions. Requiring those actions without knowing the financial consequences is unwise. The board had consensus to send the Master Plan back to the Planning Commission to address concerns regarding “shall” language that may require the township to undertake studies or actions that may burden the budget. Cypher asked Boomer to send her full list of concerns to him by email so that he could pass it along to the PC for their meeting next week.
- g. **Other Unfinished Business** - None

NEW BUSINESS –

- a. **Re-Enactment of Motions** –
As previously stated, Grier recommended re-affirming all motions made at the July meeting, due to J. Carter attending remotely due to a medical condition. Boomer listed the motions made in July:
 - Noonan moved to approve the agenda as amended. T. Carter seconded. All in favor, motion carried.
 - Noonan moved, T. Carter seconded to approve the June 14, 2022 regular meeting minutes as presented. All in favor, motion carried.
 - Noonan moved to pay the bills as presented; seconded by T. Carter. All in favor, motion carried.
 - T. Carter moved, Noonan seconded to transfer \$5,000 from the checking account to the debit card account. All in favor, motion carried.
 - T. Carter moves to deny the funding for the Brownfield Authority TIF Plan as presented. Boomer seconded for discussion. T. Carter (aye), Julian (nay), J. Carter (nay), Noonan (nay), Boomer (nay). Motion failed.
 - R. Noonan moved to approved the amended CAFR Strategic Plan, Boomer seconded. All in favor, motion carried.
 - Noonan moved to approve the Metro Act application from Point North. T. Carter seconded. All in favor, motion carried.

- **Motion** by Noonan to adjourn, second by Boomer / **All in favor, motion carried.**
Boomer moved to reaffirm the eight motions made at the July meeting with all board members physically present. J. Carter seconded. All in favor, motion carried.

b. Other New Business - None

CAPITAL PROJECTS – EXPLORATION

- a. **Maple City Improvement Project** – The board continued the discussion of the improvement project in Maple City. Julian and T. Carter will continue to be the point people for this plan, and are planning to work with Gosling Czubak to do a walk-through of downtown Maple City to look at potential projects and get an estimate for a bid.
- b. **Township Hall Renovation** – Tabled for further discussion when Mr. Flaska is available
- c. **Fire Department Capital Improvements** – The board discussed the need for a new station and a location for a fire station. There have been discussions at the Fire Board level regarding the ability to staff and equip a new station. The board had consensus to continue moving the discussion forward on a potential location for a new station. Noonan stated that his concern is less the need for additional fire response so much as the need for faster ambulance responses. Boomer stated that a new station might not be needed right now, but the board needs to be planning now for a station to be finished in several years. If the board waits until a new station is absolutely necessary, they are going to be several years behind in planning.

REPORTS: Planning Commission (PC) – There was a PC meeting in July. T. Carter summarized the meeting. There is a public hearing scheduled for August to discuss a Zoning Ordinance amendment regarding mixed use in the commercial district.

Zoning Administrator (ZA) – Cypher had previously submitted written reports to the board, and summarized those at the meeting. Cypher summarized enforcement actions and complaints in the township.

Supervisor – Julian summarized his activities for the month. Julian asked the board whether, if Habitat for Humanity approaches with another proposal, if Julian should place it on the agenda automatically or bring the idea to the board for consideration. There was consensus that if there is another Brownfield Proposal, Julian will bring it to the board for discussion before placing it on the agenda as an action item.

Assessor – The Board of Review meeting for July 19 was cancelled due to lack of business. Krombeen has been working on regular assessor business.

Fire Board – CAFR has been discussing various issues related to staffing recruitment and retention, as well as working on increased coordination with other fire departments and their boards.

Clerk/Elections Report – The election ran smoothly last week. Prep for November will begin in mid-September. There has been a FOIA request regarding election materials – a large portion of what was requested is ineligible for distribution so Boomer will be working with Grier on a letter citing the correct statutes for the denial.

COMMITTEE REPORTS: Hall Use and Buildings and Grounds Reports –There are no issues with building and grounds. There is a church music group meeting the first Sunday of the month from 4-6 pm.

PUBLIC COMMENT: Britton Carter – Last meeting he was opposed to the Brownfield Authority Plan, and he continues to be. The board should not be making decisions for people 30 years in the future. The buildings are going to be built regardless – construction has already started. The board should not be making decisions for all the taxpayers – anyone who is interested in supporting Habitat for Humanity should do so.

BOARD COMMENT: The Maple City Church asked J. Carter to pass along their thanks to Complete Outdoor for maintaining the sidewalks in front of the church this spring – they are grateful for the work.

Julian reported that the Old Settlers Picnic was successful over the weekend, despite the rain.

The next regular meeting will be Tuesday, September 13, 2022 at 7 pm.

Motion by Noonan to adjourn, second by J. Carter / **All in favor, motion carried.** Meeting adjourned at 8:32 pm.

Submitted by:
Dana Boomer, Township Clerk